

# \$768,500 - 149 Yorkville Street Sw, Calgary

MLS® #A2257110

**\$768,500**

4 Bedroom, 3.00 Bathroom, 2,842 sqft

Single Family on 0.09 Acres

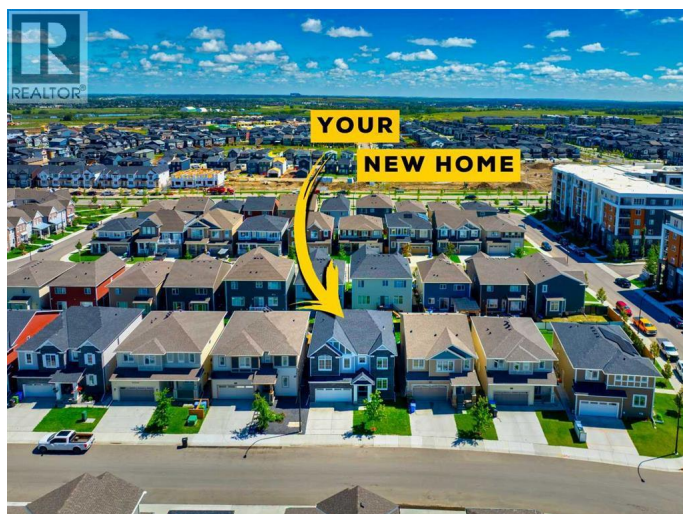
Yorkville, Calgary, Alberta

Welcome to this spacious and stylish custom-built home by Mattamy Homes, located in the heart of Yorkville! With over 2,800 sqft of living space, this home features an open-concept layout with a large main floor, complete with a flexible office area or den. Upstairs, youâ€™ll find four generously sized bedrooms - each with their own walk in closet, a large bonus room, and convenient upper-floor laundry. The home offers 2.5 bathrooms, providing plenty of space for the whole family. The unfinished basement, with a separate entrance, is a blank canvas just waiting for your personal touch. Located just minutes from McLeod and Stoney Trail, Yorkville offers easy access to all the amenities you need. This community is perfect for nature lovers with walking trails, environmental reserves, and Fish Creek Park nearby. Plus, Yorkville features a central park and stunning Georgian-inspired brick homes. Youâ€™ve got to check out this amazing neighborhood â€“ schedule a visit today! (id:6289)

Built in 2022

## Essential Information

Listings #	A2257110
Price	\$768,500
Bedrooms	4
Bathrooms	3.00



Half Baths	1
Square Footage	2,842
Acres	0.09
Year Built	2022
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	149 Yorkville Street Sw
Subdivision	Yorkville
City	Calgary
Province	Alberta
Postal Code	T2X4X6

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Other
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

### Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 2:16am PDT